179.0	0004	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	848,200	/	848,200
USE VALUE:	848,200	/	848,200
ASSESSED:	848,200	/	848,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
224		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC NEIL GEORGE J--ETAL
Owner 2:	MC NEIL KATHLEEN M
Owner 3:	
Street 1:	224 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,132 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 2300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7132.000	403,200	1,200	443,800	848,200
Total Card	0.164	403,200	1,200	443,800	848,200
Total Parcel	0.164	403,200	1,200	443,800	848,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.83 | /Parcel: 368.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	121549
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0004-0008.A

!14082!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,200	1200	7,132.	443,800	848,200	848,200	Year End Roll	12/18/2019
2019	101	FV	314,800	1300	7,132.	437,400	753,500	753,500	Year End Roll	1/3/2019
2018	101	FV	314,800	1300	7,132.	336,000	652,100	652,100	Year End Roll	12/20/2017
2017	101	FV	314,800	1300	7,132.	317,000	633,100	633,100	Year End Roll	1/3/2017
2016	101	FV	314,800	1300	7,132.	291,600	607,700	607,700	Year End	1/4/2016
2015	101	FV	296,900	1300	7,132.	272,600	570,800	570,800	Year End Roll	12/11/2014
2014	101	FV	296,900	1300	7,132.	251,000	549,200	549,200	Year End Roll	12/16/2013
2013	101	FV	296,900	1300	7,132.	251,000	549,200	549,200		12/13/2012

PRINT

Date	Time
12/11/20	03:57:44

LAST REV

Date	Time
08/06/18	09:06:26
mmcmakin	
14082	

USER DEFINED

Prior Id # 1:	121549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14082

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12005-626		5/22/1971		26,400	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2017	276	Solar Pa	1,148	C				
4/4/2014	292	Solar Pa	550					
3/7/2011	123	Redo Bat	10,000					CONVERT FBTH TO HB
6/9/2003	443	Porch	18,000	C				wrap around porch
10/7/1997	660		7,000	C				REM/PORCH-ADD MUDR
5/31/1994	233		25,000	C				REM/GARAGE ADD ROO
3/23/1994	73		3,000	C				EXTEND DORMER TO 3

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	TTL REFUSAL	BS	Barbara S
6/12/2014	External Ins		
7/9/2009	Fieldrev-Chg	BR	B Rossignol
10/17/2008	Meas/Inspect	355	PATRIOT
12/21/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7132		Sq. Ft.	Site		0	70.	0.89	6									443,774						443,800	

Total AC/HA: 0.16373 | Total SF/SM: 7132 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 443,774 | Spl Credit | Total: 443,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13622367
Const Adj.:	1.00289965
Adj $ / SQ:	119.649
Other Features:	133250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452060
Depreciation:	48822
Depreciated Total:	403237

COMMENTS

1/2 OF HOME IS HCP ACCESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB	1				

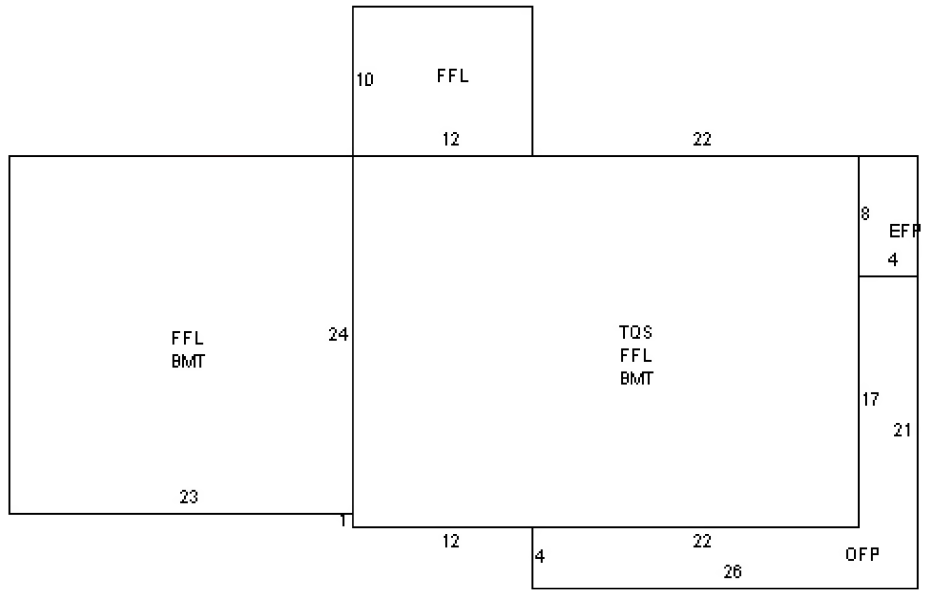
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	119.65
Special Features:	0	Val/Su Net:	107.06
Final Total:	403200	Val/Su SzAd	186.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,522	119.650	182,106
BMT	Basement	1,402	38.230	53,596
TQS	3/4 Story	638	119.650	76,277
OFP	Open Porch	172	26.170	4,501
EFP	Enclos Porch	32	72.810	2,330

Net Sketched Area:	3,766			Total:	318,810
Size Ad	2159.5	Gross Are	3978	FinArea	2300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0004-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	4X24	A	AV	1994	16.00	T	20	101			1,200			1,200
2	Frame Shed	D	Y	1	8X8	A	AV	1994	0.00	T	20	101						

More:	N	Total Yard Items:	1,200	Total Special Featues:	Total: 1,200